

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

JUL 08 2009

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Winders Historic District

Other name/site number 173-11410

2. Location

Street & number 1038-1040, 1044, and 1045 South Topeka Avenue ☐ not for publication

City or town Wichita ☐ vicinity

State Kansas Code KS County Sedgwick Code 173 Zip code 67211

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patrick Zollner

5-22-09

Patrick Zollner, Deputy State Historic Preservation Officer
Kansas State Historical Society

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official / Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

☐ entered in the National Register. ☐ See continuation sheet.

☐ determined eligible for the National Register ☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other, (explain:)

Winders Historic District

Name of Property

Sedgwick County, Kansas

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4	2	buildings
		sites
		structures
		objects
4	2	total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Residential Resources of Wichita, KS 1870-1957

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter Categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

DOMESTIC: Secondary Structure

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling (vacant)

DOMESTIC: Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN

MOVEMENTS: Bungalow / Craftsman

LATE 19TH & 20TH CENTURY REVIVALS: Classical Revival

Materials

(Enter categories from instructions)

Foundation: Concrete block; brick

Walls: Wood clapboard; brick veneer

Roof: Composition shingles

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Winders Historic District
Name of Property

Sedgwick County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1900-1939

Significant Dates

1900, 1929, 1939

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wilson, Marvin R.

Rucker, Ira M.

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☒ Other

Name of repository:

Wichita-Sedgwick County Historical Museum (photos)

Winders Historic District

Name of Property

Sedgwick County, Kansas

County and State

10. Geographical Data

Acreage of Property .46 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	4	6	4	6	9	4	0	4	1	7	0	6	8	0
Zone		Easting						Northing						

2														
Zone		Easting						Northing						

3														
Zone		Easting						Northing						

4														
Zone		Easting						Northing						

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Barbara Hammond, Planning Associate, Historic Preservation Office

Organization City of Wichita, MAPD

Date January 2009

Street & number 455 N Main Street, 10th Floor

Telephone 316-268-4421

City or town Wichita

State KS

Zip code 67202

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Loren & Rebecca Winders / Julia & Lewis Lusk

Street & number 1044 S. Topeka Ave / 1045 S. Topeka Ave

Telephone 316-263-1895 / 316-263-8824

City or town Wichita

State KS

Zip code 67211

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 1

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

NARRATIVE DESCRIPTION

Overview

The Winders Historic District is located on the northeast and northwest corners of the intersection of South Topeka Avenue and East Morris Street in Wichita, Kansas. It includes three residential structures on Lots 138-144 of Block 9 and Lots 141-143 of Block 4 in the Orme and Phillips Addition. The three structures were built for successive members of the Elias U. Winders family between 1900 and 1939, and two remain in fourth-generation family possession to date. The grouping represents three consecutive architectural eras of pattern book residences and includes both single family and multi-family housing structures. As a group and individually, these buildings retain the characteristics defined in the Multiple Property Document, "Residential Resources 1870-1957, Wichita, Sedgwick County, Kansas.

Setting

The Winders Historic District is located .7 mile directly south of Wichita's original business center on East Douglas Avenue. The neighborhood has been substantially residential since its development in the late 1800s with a commercial strip that grew up along South Broadway (formerly Lawrence Avenue) and supported the households with small businesses. Residents were predominately European American, but a small Hispanic community has always occupied the east fringe. There have always been four or five churches in the neighborhood, including Grace Methodist Episcopal Church, built in 1910 (NRHP). A Mexican Catholic church still operates a clinic at 940 South St. Francis on the 1930s site of their original church building, and a Mexican Protestant church has also been located at 927 South St. Francis since that time. Lincoln School has served the neighborhood at 1210 South Topeka since 1885; the present building was constructed in 1938 with an addition in 1976. Housing styles in the neighborhood range from one-story folk cottages and two-story Queen Anne cottages of the late 19th century, to foursquares and bungalows of the early 20th century, to a few infill duplexes and minimal style houses of the mid-20th century. Most houses in the area have been modified by the application of asbestos, vinyl, or metal siding; many bungalow porches have been reconstructed with concrete floors and wrought iron posts in place of the original wood or masonry piers; some structures have lost their original configuration due to additions at the first and/or second floor level. It is for this reason that the architectural integrity of the three Winders structures is particularly significant to residential history in south Wichita. Historic context has been somewhat compromised at the southwest corner of the Topeka/Morris intersection due to a parking lot that extends from Morris Street to Lincoln Street; the parking lot abuts a large church building that faces Broadway. However, South Topeka is a wide, one-way street leading away from the downtown business district and the concrete sidewalks, mature trees, and original set-back lines still present a substantial historic residential streetscape between Kellogg and Lincoln Streets.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 2

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

Inventory of Buildings

1. Harry J. Winders House, 1044 South Topeka Avenue (1900, contributing)

The Harry J. Winders House is situated on the northeast corner of the intersection, facing west. It is a balloon frame vernacular residence of one-and-a-half stories with cross-gabled roof, built in 1900. The rectangular plan is varied by a projecting bay on the south. A wrap-around porch provides access to the front entrance and a second entrance in the south bay. Because the house is located on a corner lot, the porch presents the house from both Topeka Avenue and Morris Street. A small enclosed porch is in a southeast rear nook created by the south bay; it opens directly into the kitchen. The yard surrounding the house is enclosed with 1950s-era wire fence.

Modest architectural styling is seen in Classical Revival influences such as symmetrical fenestration and door placement on the front facade, paneled wood doors, heavy drip molding and sills on the doors and windows, Doric columns on the front porch, dentiled entablature on the porch roof, and deep raking cornices on all four gable ends.

The house is set on a concrete block foundation; four-inch profile wood clapboards cover the sides of the house; the roof covering is composite shingles. The front porch skirting is constructed of vertical pickets, evenly spaced with intermittent short pickets at the top, which are arranged in a repeating inverted arch pattern. The wood pickets of the porch balustrade are of equal spacing to those on the skirting; eight simple Doric wood columns support the porch roof; concrete steps with wrought iron handrails provide access to the porch at the front and side doors. All windows are double-hung, one-over-one sashes. The lower lights of the living room and dining room windows are larger than the upper lights; the remaining first and second floor window lights are of equal size. All windows are protected by aluminum combination windows with sash sizes that match the wood windows. The wood doors on the west and south elevations have fixed lights above with panels above and below; the drip moldings on the exterior sides of the doors are ornamented with pellet molding and scrollwork above the glass, and wide drip molding and scrollwork below the glass. The exterior kitchen door on the south elevation contains an etched glass window with panel below.

The interior plan is three rooms deep, two rooms wide on the ground floor. One enters directly into the living room; a front bedroom is at left. The living room opens directly to the dining room through a wide flat arched doorway; the kitchen is beyond the dining room. A second bedroom is at left of the dining room; a bathroom and utility room are accessed at left of the kitchen. The second floor walk-up attic contains three finished rooms.

All woodwork in the house is original with the exception of a window in the kitchen, which replaced a back door after a fire burned the rear wall of the house. The window and door trim on the first floor is exceptionally wide at the top with deep drip molding and a complex, ornamental leaf pattern, all of which evokes a Classical Revival entablature.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

Section Number 7 Page 3

A few minor changes to this house occurred in 1939 and 1963. When Ira Winders built the 1939 duplex next door for rental income, he remodeled the second floor of the house into a small apartment in order to gain more rental space. He added a bathroom with a shed roof as well as a bedroom and living room, and an exterior stairway on the rear wall.¹ In 1963 the laundry building, which was situated directly behind the house, was destroyed by fire and the east wall of the house was ignited. The repairs included removing the exterior staircase and installing the kitchen window in place of a back door. By that time, Loren and Becky Winders' two daughters used the upstairs rooms and the staircase was no longer needed. The kitchen has another original back door on the south side; removing the east door created more counter space. The laundry building was not rebuilt and Loren Winders constructed a two-car garage in its place, facing Morris Street.

1a. Garage (1933, contributing)

A two-car, detached garage is located on the north side of the house. Ira built this garage in 1933.^{2,3} It is wood framed with wood clapboard siding. The structure is a two-car garage, which is atypical for its time period. However, it is situated to serve either the house or the duplex, which he built six years later, after the Depression ended.

1b. Garage (1963, non-contributing)

A two-car detached garage is located on the east side of the house and faces Morris Street. It is located on the site of the laundry building. The garage is non-contributing because its date of construction falls outside the period of significance.

2. Ira D. Winders House, 1045 South Topeka Avenue (1929, contributing)

The Ira D. Winders House is located on the northwest corner of the intersection, facing east. It is on the site of an earlier Folk Victorian cottage built by the family patriarch, Elias Winders. When Ira inherited the house he sold it to be moved offsite, and in 1929 built a new house in the latest style for his family. It is a one-and-one-half-story Craftsman bungalow, with cross-gabled roof, bracketed eaves, and front-gabled porch on a modified rectangular plan. A slight inset in the rectangle is created on the southeast corner of the house to create a secondary door that enters the dining room from the front porch. The rear entrance on the west side of the house is covered by an enclosed back porch. The back yard is contained within a wire fence that matches the fence at 1044.

The house is built on a concrete block foundation and clad with buff brick veneer in a running bond. The gable ends originally were clad with wood shingles that were later replaced with sections of lapped wood siding approximately 9 inches by 14 inches laid horizontally in a pattern that resembles the brick running bond. This replacement occurred in about 1941-1944. The roof covering is contemporary composite shingles.

A wrap-around porch connects the front door to the side door and provides a spacious seating area with

¹ Personal Communication, Loren H. Winders to Barbara Hammond, Jan 2009.

² Building Permit Card File, Metropolitan Area Planning Department, City of Wichita. 455 N. Main, Wichita, KS 67203

³ Sanborn Fire Insurance Maps 1914, 1935, 1950.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

Section Number 7 Page 4

views to both Topeka Avenue and Morris Street. Battered wood porch posts set on brick piers support the gabled roof; the brick balustrade is laid in a perforated bond and capped with cast concrete, as are the piers. The piers are ornamented with an inset panel of light buff brick; at the floor level of the porch a soldier course of the light brick separates the balustrade from a running bond porch foundation.

All windows are double-hung sashes with four vertical segments over one. The windows appear in single, double, and triple arrangements throughout the house; the sills of the ground floor windows are set in rowlock courses, the drip moldings of the second floor windows are wood. All windows are covered with aluminum combination screen/storm windows.

The front door enters directly into the living room, which spans the full width of the house; an arched doorway leads to the dining room with the kitchen beyond and access at right to a hall with a bathroom and bedroom. Stairs to the second floor are also located off the dining room; the second floor contains a bathroom; two bedrooms; and a walk-in attic. The original doors and wood moldings are intact in all rooms. The wood-trimmed round arch that separates the living room from the dining room is repeated in several distinctive arched nooks in the kitchen, plus one in the first floor bathroom. The nooks in the kitchen house the refrigerator, stove, and breakfast area with a built-in trestle table and benches. The arch theme is also echoed in the wood valance over the kitchen sink. Floor-to-ceiling built-in cupboards are original, including cabinets on both sides of the sink and an ironing board cupboard near the stove. The arched nook in the bathroom houses the bathtub. The radiators are original and some ceiling light fixtures the second floor are original. The second floor bathroom contains the original wood medicine cabinet and laundry chute.

2a. Outbuilding (c. 1910, non-contributing)

The two-story stable that faces Morris Street at the rear of the lot was built sometime between 1903 and 1914 in association with the earlier house on the site, the home of E.U. Winders.⁴ It is a non-contributing structure due to the application of vinyl siding on the south and west sides and replacement of the gabled roof by a flat roof. The building retains its size with some original wood flooring showing wear by horses' hooves. It is clad on the north and east sides with rolled asphalt siding with an embossed pattern that mimics the buff brick veneer on the house. The date of the asphalt siding application is unknown but is likely to be from the 1930s or 1940s. Ira Winders originally stabled the horses that drew his laundry delivery wagons in the building. The door for loading hay into the loft is visible from the interior, but is covered by the vinyl siding on the exterior. The ground floor is now used as an automobile garage.

3. Ira D. Winders Duplex, 1038-1040 South Topeka (1939, contributing)

The Ira D. Winders Duplex is located on two lots directly north of the Harry J. Winders House. At his parent's deaths, Ira inherited their house (1044) and the house next door (1040), both of which he used for rental income. In time, he sold or demolished the house at 1040 and built a one-story, brick-veneer duplex on the site.⁵ The duplex contains two mirror-image apartments laid out on plans that contain a living room, bedroom, bathroom, dinette space, and galley kitchen.

⁴ Sanborn Maps: 1903 Sheet 56; 1914 Sheet 195.

⁵ Building Permit Card File, MAPD.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 5

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

The structure is clad in multi-toned brick veneer running bond ranging from light to dark red; a soldier course at the floor level separates the brick covered foundation from the house structure. A soldier course at the top of the wall separates the north and south walls from the roof, there are no fascia boards on those elevations. Plain narrow bargeboards separate the walls from the roof in the gable ends. There is no basement. Two individual entrances are located on the south elevation, which is the "front" of the building although it doesn't face the street. Pedimented porch roofs cover each entrance and both are accessed by individual cast concrete stoops bordered with brick. All windows are double-hung sashes with soldier course lintels and rowlock course sills. Two eight-over-eight windows flank each front door; all other windows are six-over-six. The east and west elevations contain three windows each, two of which flank the fireplace chimneys. There are four windows on the north elevation, two for each unit. The original doors to each apartment have three-over-three fixed lights at top and a single panel below.

The interiors are in complete original condition with arched doorways into the kitchen/dining room and arched openings that form telephone niches in the walls. The original sinks and wood cabinetry with glass pulls are intact in the kitchens; the bathrooms still contain their cabinetry plus porcelain trimmed wall heaters and porcelain soap dishes. Original light fixtures remain throughout. Both apartments have limestone veneer fireplace surrounds that contain original gas heaters.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 6

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

STATEMENT OF SIGNIFICANCE

Three residential properties at 1038-1040, 1044, and 1045 South Topeka Avenue in Wichita, Kansas make up the Winders Historic District. The district is nominated to the National Register of Historic Places under **Criterion A** in the Category of Social History because it represents a tradition of family business and mutual support. In the course of westward expansion in the United States, whole families moved to the Central Plains and beyond, bringing their farming and trade skills to bear on their new lives in the west. Such was the manner in which the Winders family made their way to Kansas from Maryland. Father and sons first operated a successful farming venture, and as is illustrated in this nomination, the succeeding generations operated a successful service business. In so doing, they lived in close proximity to each other, partnering in a neighborhood laundry business. They accumulated approximately five contiguous properties and passed them to later generations through purchase and inheritance. The result is that to this day, two of the nominated properties are still family-owned and although the third passed out of the family 20 years ago it is still occupied by that second owner. The attitude of kindred spirit and community loyalty is also reflected in the fact that Harry and Ira Winders included their employees in large family-like outings and hired the building tradesmen who lived near their homes.

The historic context for this district also provides a good example of the land investment patterns in the central and western states during the late 19th and early 20th centuries as noted in the Multiple Property Document, "Residential Resources, 1870-1957, Wichita, Sedgwick County, Kansas." Documentation tracks the platting of the Orme and Phillips Addition by out-of-state investors as was promoted by eastern loan companies.

The district is locally significant under National Register **Criterion C** in the Category of Architecture. These structures are substantiated in the above-mentioned Multiple Property Document. Over the years the Winders multi-generational family built and owned several houses in this block on South Topeka; these three remain significantly unchanged and well documented. The grouping represents three consecutive architectural eras between 1890 and 1949, and includes both single family and multi-family housing structures. The oldest, at **1044 South Topeka**, is a wood frame vernacular residence with Classical Revival influences that lend a grace to the one-and-a-half-story house type that was popular with the middle class in the last decade of the 19th century. It was built for Harry J. Winders. **1045 South Topeka** was built for Harry's son, Ira D. Winders, in the nationwide hey-day of Craftsman bungalows. It is on the site of an earlier Folk Victorian cottage built for his grandfather Elias Winders. **1038-1040 South Topeka** is a World War II-era brick duplex. It was constructed for Ira Winders in reaction to the dire housing shortage in Wichita as the local aviation companies, Beech, Boeing, and Cessna hired workers to keep up with national demand for airplanes in wartime.

The period of significance for the Winders District, 1900 – 1939, spans the years in which the three residences were constructed. This period overlaps the time in which Harry and Ira Winders operated the family laundry business at 412 East Morris Street in a building adjacent to Harry's house.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 7

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

Historic Context

Platting of the Land

At the founding of Wichita in 1870 the four quadrants of the city were divided by the intersection of Douglas Avenue and Main Street. These parcels were owned by four original settlers. The men were William R. Waterman (northwest), James R. Mead (northeast), William Greiffenstein (southwest), and Nathaniel A. English (southeast). Over time these landowners sold parts of their holdings and more were added so that by 1920, there were many additions and subdivisions in all four directions. Early in this process (1877), the Orme-Phillips Addition was platted directly south of English's 3rd Addition.

The Winders Historic District is located in the Orme and Phillips Addition, a parcel of land approximately one-half mile long by one-quarter mile wide bounded by Kellogg Avenue (north), Lincoln Avenue (south), Broadway [formerly Lawrence] Avenue (west), and Emporia Avenue (east). Platting of the addition was notarized in Marion County, Indiana on April 17, 1876 for owners Thomas and Margaret Phillips, and Charles and Hanna Orme, all of Indianapolis, Indiana. The action was officially recorded in Sedgwick County, Kansas nine days later.⁶ No verification has been found that either Phillips or Orme ever lived in Wichita; the 1870, 1880, and 1900 Federal Census locates them in Indiana. They do not appear in Kansas Census data.

It appears that the two families participated in the speculative land mortgage affairs that were common in the mid-to-late 18th century.⁷ Commonly, large banks and insurance companies in the east worked with on-site brokers in the western states to finance land holdings being developed in Illinois, Iowa, Missouri, Kansas, and Nebraska.⁸ The *New York Times* reported frequently about lending practices, including a description in 1877 that agents with offices "somewhere in Illinois, Iowa, Missouri, or Kansas" advertised their ability "to obtain for moneyed people 8 or 10 percent interest..."⁹ Although the most well-known lending came from New York and the New England states, this opportunity must have attracted investors in many states who joined in the hullabaloo to collect the high interest rates that the western mortgages could demand. By 1879 the *Times* was looking back at the era when Phillips and Orme purchased Wichita land as "the flush days of Western loans" when "12 per cent [was] received on lands in Kansas and 10 per cent in Iowa, Missouri, Indiana, and Illinois."¹⁰

⁶ Plat Records (microfiche file). Metropolitan Area Planning Department, City of Wichita. 455 N. Main, Wichita, KS 67203

⁷ *Residential Resources of Wichita, Sedgwick County, Kansas: 1870-1957*. Historic Preservation Office, Metropolitan Area Planning Department, City of Wichita. 455 N. Main, Wichita, KS 67203

⁸ "Loans on Western Mortgages, Why Eastern Capital Seeks Investment in the West", *New York Times*. Aug 17, 1879. Archived online at <http://query.nytimes.com>. Accessed Jun 10, 2008

⁹ "Collapse of Western Mortgages", *New York Times*. Nov 11, 1877. Archived online at <http://query.nytimes.com>. Accessed Jun 10, 2008

¹⁰ "Loans on Western Mortgages", *New York Times*. Aug 17, 1879

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

Section Number 8 Page 8

Thomas Phillips, a 66-year-old tailor by trade and Charles Orme, a farmer aged 56, must have had a friend or connections to a broker who promoted opportunities in the fledgling city of Wichita, thus investing their money in 80 acres of prime land one-half mile south of the central business district. Streets in the addition are named for Orme and their hometown Indianapolis, but Phillips is not recognized by name.¹¹

Development of the South Central Neighborhood

1870s: Farm and rangeland was purchased and platted within two to three miles of Douglas Avenue, but only developed within one mile. The *Wichita Eagle* mentioned on June 1, 1876 that "Messrs. Phillip[s] and Orme" had bought a parcel of the Morris farm and laid out an addition to Wichita, which accounts for the street named Morris within their plat. Streets named for Waterman, English, and Greiffenstein (William Street) are located immediately north of Orme & Phillips Addition; Mead Avenue is immediately east of the AT&SF railroad track.

The Atchison Topeka & Santa Fe railroad ran north/south on the east edge of English's and Mead's Additions, crossing Douglas Avenue at what was then the east boundary of the city. This gave rise to several grain elevators and mills clustered along the railroad near Douglas Avenue. Hotels, restaurants, and new businesses associated with a new city were located on Douglas westward to the Arkansas River.

1880s: Businesses flourished along Douglas Avenue; residences and their accompanying stables and outbuildings were built southward in the Greiffenstein and English Additions between the Arkansas River on the west and the railroad on the east. This included the original Folk Victorian cottage that Elias Winders built for himself in about 1886 at 1045 South Topeka plus adjacent houses he built at 1025, 1037 and 1039 South Topeka and later sold.¹² Sanborn maps also indicate the First Ward School, Lawrence Avenue Christian Church, and a few industrial enterprises including two vinegar factories, Weigand's Brewery, and Schuyler Electric Light Company between Douglas and Greenway (now Kellogg). The Lincoln Street Presbyterian Church was established at 1146 S. Emporia, and the Santa Fe Railroad added a new westward spur; building its tracks on Orme Street. Electricity came to Wichita and with that, electric streetcar lines allowed homeowners to build farther out from the metropolitan center. Wichita experienced the same boom and bust periods as the rest of the country during the 1880s and early 1890s. At the same time that Elias Winders was building houses in the 1000 block of South Topeka, expansion was steadily moving south. Local legend has it that in 1886 "a teacher in the new Lincoln School (1210 South Topeka) could stand at the window and count more than one hundred new houses south and east of the building."¹³

1890s: After the national bank panic of 1893, the economy recovered and by 1897 the city was prosperous again.¹⁴ Growth southward from Greenway into the Orme & Phillips Addition was primarily

¹¹ If one other street name (*Gilbert*) is associated with Phillips' family, no documentation has been found.

¹² Building Permit Card File, MAPD. *Wichita City Directories*. 1885-1900

¹³ *A History of Wichita Public School Buildings*. United School District 259, Wichita, Kansas. 1997:93.

¹⁴ *Residential Resources of Wichita, Sedgwick County, Kansas: 1870-1957*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 9

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

residential. The Women's Benevolent Home at 1021 S. Fourth Avenue (now St. Francis Ave.) changed its name to Wichita Hospital in 1889 but in 1898 the Board of Directors voted to move to a location on the west side of the river due to the rundown condition of the building.¹⁵

1900-1919: The 1909 city limits included the Orme & Phillips Addition. Residential development continued steadily southward in this addition with high-style, two-story Queen Anne houses along Lawrence and Topeka. One-and-a-half-story and two-story Queen Anne, Folk Victorian, and Revival-style cottages were built on Topeka as well as farther east and south on Emporia and Tremont (formerly Fourth Street). This was the setting in 1900 when Harry Winders and his wife Matilda moved to the new Classical Revival house at 1044 South Topeka they had built for themselves and son Ira. The whole neighborhood was residential with only a few small corner stores at the intersection of Lawrence and Morris to serve householders in the immediate area. Tremont was adjacent to the Santa Fe Railroad tracks and for that reason industrial concerns developed there such as the Wetterhold Mattress Factory at Douglas and Tremont, and the Western Furniture & Manufacturing Company at Tremont and Orme.¹⁶

Residential building continued throughout Wichita at a steady pace including Orme and Phillips Addition, which is now part of the larger South Central Neighborhood. Multifamily housing mingled sporadically in the form of one apartment hotel and one boarding house in the 700 block of South Lawrence and two 2-story "flats" structures on Topeka and Lawrence. Electric streetcar lines on Emporia and Main connected the residents to the main business center on Douglas, and Lawrence Avenue saw a slight trend toward commercialism in the establishment of nine or ten small stores clustered at Morris and Lincoln.¹⁷ In 1904 Harry J. Winders founded a little laundry around the corner from his house. The laundry building was addressed at 412 E. Morris Street.¹⁸ His son Ira married Miss Minnie Cooper in the nearby Lincoln Street Presbyterian Church and joined his father in the business.

1920s: As prosperity and housing construction boomed throughout the country, Wichita's growth reflected the national bungalow trend that had started in the previous decade. The Craftsman style became the dominant new-house design in every neighborhood, including South Central. As newspaper advertisements encouraged residents to invest in their futures by owning their homes, contractors, realty companies, and lending agencies purchased lots and built speculative housing.^{19, 20} The demand for well-built and up-to-date houses caused many older Queen Anne and vernacular cottages to be demolished and replaced with the newer designs. E.G. Robertson of the Hartford Western Land Company, which regularly financed many homes in Wichita, was quoted in the *Wichita Eagle* as saying that a demand for better houses had begun in Wichita in spite of the fact that the average cost had increased. Robertson saw

¹⁵ *Wichita Eagle*. May 9, 1898:3

¹⁶ Sanborn. 1903:53-57

¹⁷ Sanborn. 1914:195, 198

¹⁸ *Wichita City Directory*. 1903-04

¹⁹ Building Permit Card File, MAPD

²⁰ *Wichita Eagle*. Jan 25, 1919; Mar 22, 1919:6; May 7, 1919:10

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita

Section Number 8 Page 10
MPS

this as a sign that "a class of people are building houses who expect to reside in the city permanently."²¹ Publicity such as this may have influenced Ira Winders to remove the old family home at 1045 S. Topeka in 1929 and build the large Craftsman bungalow that stands there now. Commercial interests developed on Lawrence Avenue; a sampling of business concerns in the late decade (1927) on Lawrence Avenue found fifteen small retail and service businesses between Indianapolis Street and Lincoln Street.²²

1930s: The prosperity of the 1920s left Wichita with a well-developed central business district, and in 1933 the Wichita City Commission approved an ordinance to change the name of Lawrence Avenue to Broadway, presumably to project a "big-city" image.²³ On the west side of the Winders neighborhood, an inventory of sixteen businesses on Broadway in 1936, compared to the fifteen from ten years earlier, shows that fifty percent had survived the Great Depression and were still in operation; apparently the others had failed or moved, but an equal number of new retail and service businesses had replaced them.²⁴ The residential neighborhood on South Topeka and Emporia remained in place during the 1930s. Even as the depressed economy affected Wichitans, the city gained architectural assets, plus jobs for the unemployed, through the federally funded New Deal programs. To the east on St. Francis (formerly Tremont; Fourth Avenue) a small community of Mexican American residents established Our Lady of Guadalupe Church and School as well as the Englesia Evangelical Mexicana Church. Several Mexican families lived in that block and a Queen Anne residence at 1001 South St. Francis housed the Convent of Our Lady of Guadalupe. This ethnic grouping was an extension of a Mexican community north on St. Francis. Many Mexican immigrants worked for the railroad and found humble housing there and across the tracks east on South Mead Avenue amid a warehouse and industrial district.²⁵

The end of the 1930s erupted into a housing frenzy in Wichita. As the United States realized that participation in the war was inevitable, local aviation companies Boeing, Beach, and Cessna hired thousands of people who rushed to Wichita to find work in 1939-1940. Rooming houses, federal housing villages, rooms-to-let in private homes, and new construction of apartments and single-family houses all served these new residents who flooded the city's population.

Due to the limits on materials, architectural details in new construction were minimized and the result was little side-gabled houses that reverted to a style reminiscent of simple Cape Cod cottages which had derived from Colonial Revival styles and which Gowans calls the "Georgian Homestead style".²⁶ These cottages of the late 1930s and early 1940s were reduced in scale with lower roof pitch, narrow fascia boards, no dormers, and no overhanging eaves. The only stylistic remnant might be a pediment or flat

²¹ *Wichita Eagle*, Jan 30, 1919:8

²² *Wichita City Directory*, 1927

²³ *Wichita Eagle* Oct 31, 1933:3

²⁴ *Wichita City Directory*, 1936

²⁵ Kansas State Census, 1925. Microfilm Roll 141:Ward 4 "Mexican Book"

²⁶ Gowans, Alan. *The Comfortable House: North American Suburban Architecture 1890-1930*. MIT Press, Cambridge MA. 1986:164-165.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita

Section Number 8 Page 11
MPS

canopy over the front door. After the war the trend continued and most were built with attached garages and wider porches, a style that preceded the suburban ranch style. This minimalist take on a traditional style was also adapted to two, three, four, and sometimes six-unit rental structures. The houses were generally built with clapboard or asbestos shingle siding, but the multiplexes were predominately brick veneer, as is the Winders Duplex.²⁷

Duplexes were often built as infill on residential lots with entrance facades oriented at 90 degrees from the street. The Winders Duplex is sited in this manner. This economical arrangement allowed space for two families in the space of one former house. The three- and fourplex units were often built as courts with structures facing each other on double lots. Some structures, particularly those with four units, were built on large undeveloped tracts in east and southeast Wichita in multiple numbers.

Seeing an investment opportunity, Ira D. Winders demolished 1040 S. Topeka, the smaller of two rental houses and built the rental duplex designated as 1038-1040 South Topeka. He also remodeled the house at 1044 into two separate living quarters.

The Winders Family

The three residences that make up the Winders Historic District represent close ties among four generations of the Elias and Elizabeth Winders family, and of their enterprising lives. These residences also represent three periods of housing styles from the 1880s to 1940.

Elias Upton and Elizabeth Eyerly Winders married in 1853 in Hagerstown, Maryland; by 1880 they had relocated to Kansas and were farming 320 acres of Sedgwick County in what is now northeast Wichita, directly east of Wichita State University.²⁸ Winders sons Harry (age 22) and George (age 16), worked the farm with their parents.

The history of the Winders Historic District begins when Elias, nearing retirement age, acquired several lots in the Orme and Phillips Addition and obtained building permits to put up four houses at that location (circa 1886-1888). He built a one-story cottage for Elizabeth and himself at 1045 S. Topeka. Their oldest son Harry had married Matilda A. Long in 1880. He also left farming and moved into a new house next door to his parents at 1039 S. Topeka. The other permits were for 1040 S. Topeka and an adjacent property, probably at 1030 S. Topeka.²⁹ These houses were rented out for extra income.³⁰ Elias' and Elizabeth's younger son George married and left Wichita.³¹

²⁷ An exception is the three housing communities designed and financed by the federal government (Planeview, Hilltop, Beechwood); those buildings were covered with asbestos shingles.

²⁸ John P. Edwards. *Historical Atlas of Sedgwick County Kansas*. Philadelphia. 1882 (Bounded n/s/e/w: 21st Street/17th Street/Woodlawn Ave/Oliver St)

²⁹ House number is unclear on permit due to typographical error; probably an address contiguous to EU Winders' other lots

³⁰ Personal Communication, Loren H. Winders, Oct 2008

³¹ US Census, 1900

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita

Section Number 8 Page 12
MPS

Within the next few years, Harry and Elias applied for a permit and built another new house for Harry's family across the street at 1044 S. Topeka. By 1903 Harry moved Matilda and their son Ira into that one-and-a-half-story house on the corner lot.³² Harry subsequently built a structure at the back of his lot facing East Morris Street and opened a business known as the Wichita Wet Wash Laundry in 1904. He and Matilda raised their son, operated a business, and lived out their years in the house at 1044, which is the oldest of the three in the historic district. Harry and Matilda Winders died within eleven days of each other in 1932. They are interred at Highland Cemetery in Wichita. Their son Ira inherited their house, laundry property, plus the rental house next door at 1040.

In his youth, Ira D. Winders attended the Wichita Business College and worked for his father in the laundry. In 1911 Ira entered the business as his father's partner. With his career settled, Ira married Minnie Cooper at that time and the couple took up residence in a rental house across the street south of the laundry, at 413 E. Morris.³³ Minnie also worked in the laundry.

Elias Winders had died in 1906, leaving his widow Elizabeth living alone, so in 1915, Ira and Minnie moved into her house and cared for her until her death in 1917. They inherited the house and continued to live there until 1928 when they sold it to be moved off the site. Ira hired contractor Marvin Wilson to apply for a building permit and construct a modern brick bungalow there in 1929. At the time, Ira and Minnie had two sons, Loren and Eldon. An older son, Elvin, had died in 1921 of diphtheria. This bungalow is the second house of significance in the Winders Historic District. Ira and Minnie lived there until their respective deaths in 1976 and 1977.

Ira Winders assumed total ownership of the laundry at Harry's death in 1932 and operated the laundry until 1943 when he sold it. It had undergone expansions and had evolved from a horse-drawn delivery business to the use of delivery trucks. Harry initiated a tradition of fellowship and camaraderie with his employees, taking the entire company and families on frequent country outings. The group set up camp grounds with tents and a cooking site and enjoyed swimming, fishing, and relaxing together for many summers on Cowskin Creek, and the Walnut and Little Arkansas Rivers.

Wet wash laundries were a variety of public laundries that were new at the time Harry Winders started his business. A wet wash laundry differs from a steam laundry in that the articles are washed and returned to the customer in a damp condition. Steam laundries washed, dried, starched, and ironed the articles for the customer.³⁴ Due to their more limited activities, wet wash laundries were smaller operations requiring less space and employees than steam laundries that might require a basement and one or two floors to

³² An older son, Earl, had died in infancy in 1885

³³ *Wichita City Directories*, 1909; 1911-1931

³⁴ *Forty-third Annual Report of the State Board of Health of Massachusetts*, Public Document No. 34. Boston, Wright & Potter Printing. 1912:557

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita

Section Number 8 Page 13
MPS

conduct all the processes. Steam laundries popularly handled large commercial accounts as well as small private accounts; wet wash laundries typically handled family accounts. There are no other wet wash laundries by name evident in Wichita's city directories for the time period between 1909 and 1943. And although there were always several well-known large steam laundries and many small independent ones, the Winders' concern seems to be the only one that served the neighborhood south of Kellogg Avenue.

Having used the houses he owned at 1040 and 1044 South Topeka for rental income since inheriting them from his parents, Ira Winders amplified his resources in 1939 by demolishing 1040 and hiring contractor Ira Rucker to build a rental duplex on the site. This duplex is the third significant property in the Winders Historic District. During the war, Ira sold the laundry business (1943) and found new employment as a pressman at the McCormick-Armstrong Company, a printing and lithography business.

Loren H. Winders (b. 1922) and Eldon I. Winders (b. 1928), sons of Ira and Minnie, grew up in the bungalow at 1045 South Topeka. Loren was drafted into the US Army in 1941 at age 21, Eldon served in the US Navy. When Loren was released from the Army in 1945 he returned to Wichita and followed his father into employment at McCormick-Armstrong. He married Rebecca Darrow in 1948 and the couple resided in Ira's duplex until 1951. After the birth of their first daughter, they rented the house at 1044 S. Topeka from Loren's father. Ira died in 1976 and after Minnie's death in 1977, Loren and Eldon divided the estate by awarding 1044 to Loren and the proceeds of the sale of 1045 to Eldon. Loren and Becky raised daughters Anne and Jane in the house and the elders are living there still; both are at age 88. Homemaking has been Becky Winders' lifelong occupation; Loren Winders completed a 39-year career at McCormick-Armstrong in 1985.

The Building Contractors: Marvin R. Wilson; Ira M. Rucker

Marvin R. Wilson applied for a permit from the City of Wichita to construct a residence and garage at 1045 S. Topeka on April 20, 1929. The estimated cost on the application was \$7000 for both structures.³⁵ However, it appears that a new garage was never constructed; the existing building shows evidence that it is the original stable that Elias Winders built between 1903 and 1914.^{36,37} In 1929 Wilson was early in his career as a building contractor, having primarily worked as a streetcar operator for about 8-10 years prior. Ira Winders hired Marvin Wilson on the recommendation of his laundry business foreman, J.D. Jones. After renting Ira's house at 1040 S. Topeka, in 1928 Jones purchased a house built by Wilson at 1235 S. Waco Avenue and introduced his employer to the contractor.

Marvin Robert Wilson was born on November 26, 1884. His parents, Jonathan J. and Missouri A. Wilson raised him and five other children in Harrison County, Missouri until the family moved to Greenwood

³⁵ Building Permit Card File, MAPD

³⁶ Sanborn Maps, 1903 and 1914

³⁷ Personal observation, site visit by Barbara Hammond

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita

Section Number 8 Page 14
MPS

County, Kansas in approximately 1901-1903. In 1915 he married Neola Holland of Janesville in Greenwood County and the couple moved to Wellington Kansas with Marvin's father and his brothers Earl and Floyd (Missouri Wilson had died). They operated a hardware store for about two years in Wellington before moving to Wichita.^{38, 39}

In 1916 the couple boarded with Jonathan Wilson in Wichita at his home at 1306 S. Wichita Avenue. Marvin and Neola moved into their own house in 1919, which he had built for them.⁴⁰ Marvin later established himself as a full-time building contractor (1926) and continued that work until he retired in 1953.⁴¹

With the help of his father-in-law, John W. Holland, Wilson made a significant leap in self-employment when he obtained permits for and built at least twelve new houses in the 1200 block of South Waco. In the mid 1920s Holland's farm in Greenwood County was ruined for farm production by the discovery of oil on his land. He sold out for a financial gain and moved to Wichita where he invested in the property on South Waco.⁴² He and his wife Estella platted the land to be known as Holland's Addition in 1927.⁴³

With Marvin Wilson acting as general contractor, they built at least 14 speculative houses on that block in the years 1927 through 1930. To date, other representations of his work have been found in building permits of the 1920s and 1930s for five other Wilson-built houses in South Central Wichita, as well as the Salvation Army building at 2022 N. Broadway and a grocery store at 1410 N. Broadway.⁴⁴ Wilson found building opportunities in Clearwater, Kansas in the 1940s and established a large body of work in that southwest Sedgwick County town until he retired in 1953.⁴⁵ Although he had no formal training in architecture, at some point in his career Wilson drew the plans for many of the houses he built.⁴⁶ Possibly he began working with pattern book plans, as was common to the times, and after study and experience was able to draw his own. Marvin R. Wilson died in August 1968; Neola Wilson died in October, 1970. They are survived by their children Darvin Wilson and Wanda Wilson Dunagan, both of Wichita.

Ira M. Rucker is named as the contractor applicant on the building permit for the duplex with owner Ira D. Winders. The record states that they would erect a two-family dwelling for an estimated cost of \$3300. They applied on May 3, 1939 and the final inspection was marked "Finished" on July 5, 1939.

³⁸ Kansas State Census, 1915

³⁹ Personal Communication. Wanda Wilson Dunagan. Jun 20, 2008

⁴⁰ Building Permit Card file, MAPD

⁴¹ Obituary. *Wichita Eagle*, Aug 4, 1968:20

⁴² Dunagan, Wanda Wilson

⁴³ Plat Map File, Metropolitan Area Planning Department, City of Wichita. 455 N. Main, Wichita, KS 67203

⁴⁴ Building Permit Card file, MAPD

⁴⁵ Dunagan, Wanda Wilson

⁴⁶ Personal Communication, Darvin Wilson to Barbara Hamond

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita

Section Number 8 Page 15
MPS

Ira Rucker was born in 1884 and grew up in a farm family of fifteen children, nine of whom were boys. John L. and Nancy Witt Rucker raised their children in Arcola, Dade County, Missouri, but as young adults some of the sons moved to Kansas and found work in the construction trades. Two of them, Ira and Ben, were later associated with the Winders Duplex.

Ira's military registration in 1918 shows him unmarried, working as a carpenter for an older brother James B. Rucker in Hutchinson, Kansas. Ira married Charlotte Bridges in about 1919 and they moved to Wichita where they took up residence at 1147 South Water, a few blocks west of the Winders families. Ira worked as a carpenter throughout the 1920s and 1930s and lived in close proximity to both Ira Winders and Marvin Wilson. At times he worked for Wilson and this may account for the reason the Ira Winders was acquainted with Ira Rucker, thus hiring him to build the duplex at 1038-1040 South Topeka.⁴⁷

Ira's younger brother, Benjamin F. Rucker, also worked in Hutchinson and followed Ira to Wichita in 1921. Ben and his wife Magdalena (Lena) lived next door to Ira and Lottie until Ben built a house for his family at 2052 South Water in 1923; by 1930 they had moved to their permanent home at 3405 West St. Louis. In 1939 Ira and Lottie Rucker moved into their final home at 1223 South Wichita, which was one block east of the tract that Wilson had built on South Waco. The few building permits found to date in Ira's name record mostly repair and remodeling jobs on houses in his general neighborhood. City of Wichita records show that he was issued a license as General contractor in 1941 and 1942. The record card is marked, "Deceased June, 1946". Over the years, Ben was employed as a painter, paperhanger, bricklayer, and carpenter.⁴⁸ In 1939 Ben worked for his brother Ira as the brick mason on the Winders Duplex. Benjamin Rucker died in 1963.⁴⁹

Conclusion

The properties in the Winders Historic District are best associated with the social trend of the late 1800s that sent whole families migrating to the western United States, pooling their labor and resources to provide for successive generations. These residences represent expansion in cities throughout the United States from the 1880s to the 1940s. Money was available to help middle-income people buy homes and architectural pattern books provided access to well-designed homes for all budgets without the expense of an architect. People who lived in these neighborhoods supported each others' businesses and cohesive growth was rapid.

⁴⁷ Loren H. Winders, Personal Communication. Jan 14, 2009.

⁴⁸ *Wichita City Directories*; Kansas Census; US Census

⁴⁹ Social Security Death Index

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 9 Page 16

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

BIBLIOGRAPHY

Books

Edwards, John P. *Historical Atlas of Sedgwick County Kansas*. Philadelphia: J. P. Edwards, 1882.

Foster, Gerald. *American Houses, a Field Guide to the Architecture of the Home*. Boston: Houghton Mifflin Co., 2004.

Gowans, Alan. *The Comfortable House: North American Suburban Architecture 1890-1930*. Cambridge Mass: MIT Press, 1986.

Harris, Cyril M. *American Architecture: an Illustrated Encyclopedia*. New York: WW McFarland & Co., 1998.

History of Wichita Public School Buildings. Wichita, KS: United School District 259, 1997.

Maliszewski-Pickart, Margaret. *Architecture and Ornament*. North Carolina: MacFarland and Company, 1998.

McAlester, Virginia & Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000.

Wichita City Directories. Wichita, KS: Polk Publishing Co., 1904-1951.

Internet Resources

"Collapse of Western Mortgages." *New York Times*. Nov 11, 1877. <http://query.nytimes.com>

Federal and Kansas Census Records; Social Security Death Index; World War I Draft Registrations. Ancestry.com

"Forty-third Annual Report of the State Board of Health of Massachusetts, Public Document No. 34." Boston: Wright & Potter Printing. 1912: 557 *Public Documents of Massachusetts...For the Year 1911*. Original from the University of Michigan. <http://books.google.com/books>.

"Loans on Western Mortgages." *New York Times*. Aug 17, 1879. <http://query.nytimes.com>.

"Loans on Western Mortgages, Why Eastern Capital Seeks Investment in the West." *New York Times*. Aug 17, 1879. <http://query.nytimes.com>.

Sanborn Fire Insurance Maps. <http://www.kclibrary.org/research/sanborn-maps-1867-1970>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

Section Number 9 Page 17

Sedgwick County Birth, Marriage, & Death Records. [http://skyways.lib.ks.us/kansas/genweb/mhgs/The Tihen Notes of the Wichita Eagle](http://skyways.lib.ks.us/kansas/genweb/mhgs/TheTihenNotesoftheWichitaEagle)". Wichita State University Libraries' Department of Special Collections. <http://specialcollections.wichita.edu>

Personal Communication

Wanda Wilson Dunagan. Personal communication with Barbara Hammond, Wichita Historic Preservation Office, June 20, 2008.

Julia Lusk. Personal communication with Loren Wilson and written summary, Sep 25, 2007
Darvin Wilson. Personal communication with Barbara Hammond, Wichita Historic Preservation Office, July 8, 2008.

Loren H. and Rebecca Winders. Personal communication with Barbara Hammond, Wichita Historic Preservation Office, April 2008, October 2008, January 2009.

Public Documents

Morgan, Kathy, and Barbara Hammond. "Residential Resources of Wichita, Sedgwick County, Kansas: 1870-1957" National Register Multiple Property Document, 2009. Filed location: Cultural Resources Division, Kansas Historical Society, Topeka, KS.

Sedgwick County Plat Records. Metropolitan Area Planning Department, City of Wichita, KS.

Wichita City Building Permits Card File. Metropolitan Area Planning Department, City of Wichita, KS.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 10 & Photos Page 18

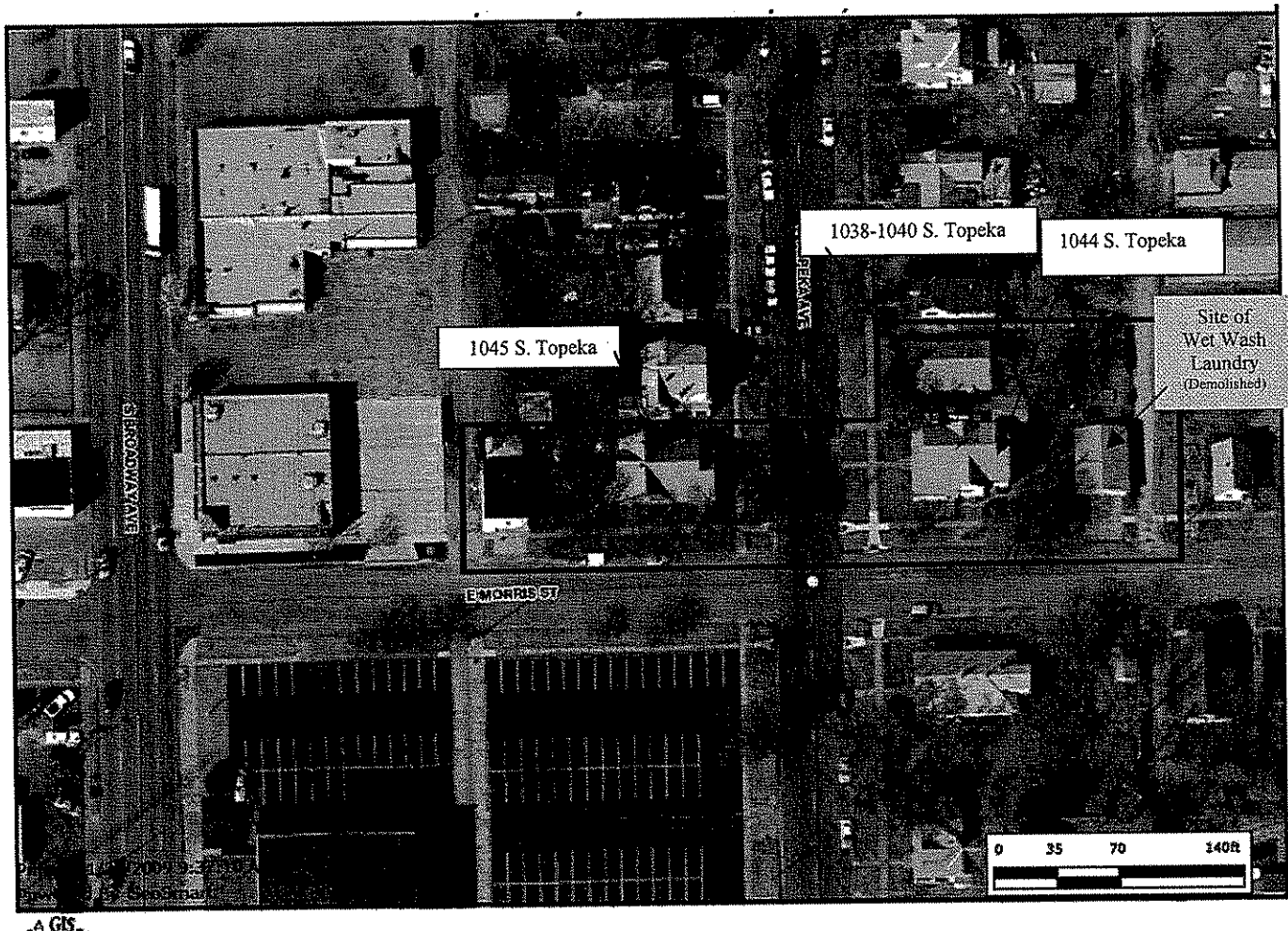
Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

VERBAL BOUNDARY DESCRIPTION

The nominated district is located on the three properties located in the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 28, Township 27 Range 1 East of the 6th P.M. in Sedgwick County, Kansas. The district comprises Lots 138-140, Block 9; Lots 142-144, Block 9; and Lots 141-143, Block 4, all of Orme & Phillips Addition. It is bounded on the north by adjacent properties addressed to Topeka Avenue; on the south by East Morris Street; on the east by the alley dividing Block 9 north-to-south; on the west by the alley dividing Block 4 north-to-south.

BOUNDARY JUSTIFICATION

The boundary includes the property historically associated with the three residential structures and the Winders family.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

Section Number Photographs Page 19

PHOTOGRAPHIC INFORMATION

Property Name: Winders Historic District
Location: 1038-40, 1044, 1045 Topeka Avenue, Wichita, KS
Photographer: Sarah Martin
Date: November 12, 2008

Digital Image Negatives filed at the Kansas State Historical Society, Topeka, KS

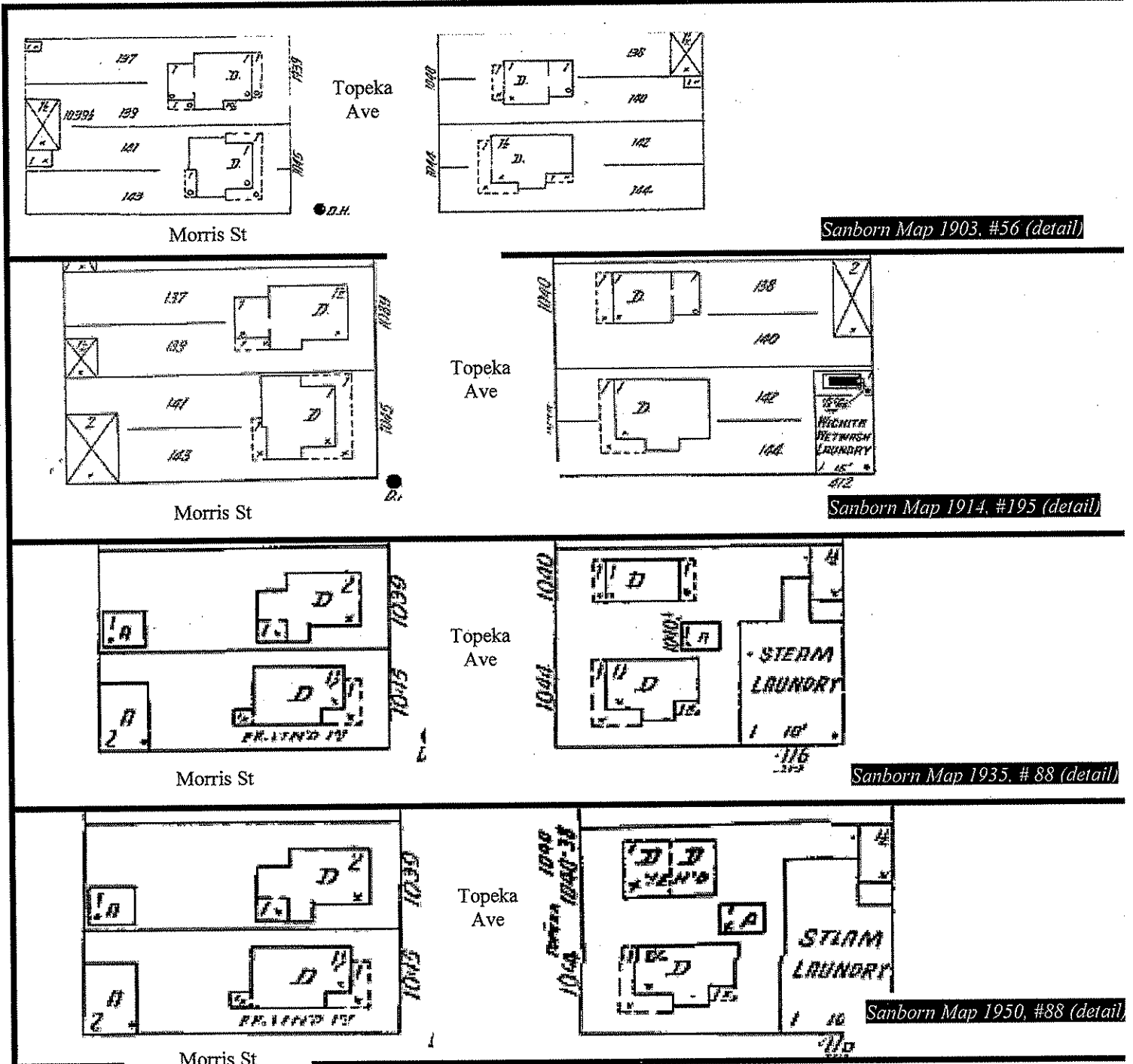
Photo 1: 1044 S Topeka (foreground), facing NE
Photo 2: 1044 S Topeka, south/side elevation, facing N
Photo 3: 1044 S Topeka (right), 1038-1040 S Topeka (left), facing E
Photo 4: 1044 S Topeka (left), 1038-1040 S Topeka (right), showing rear elevations, facing W
Photo 5: 1038-1040 S Topeka, facing NE
Photo 6: 1045 S Topeka, facing NW
Photo 7: 1045 S Topeka (garage), facing W

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

Section Number Add'l Documentation Page 20



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number Add'l Documentation Page 21

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS

Styles In Wichita Homes Show Changes For Better

Styles of houses change about as often as styles of women's clothes and home builders are compelled to keep as busy designing new houses as any French ladies' tailor, who racks his brain for ideas for millady's new togs according to E. G. Robertson, of the Hartford Western Land company. Much the same as the texture of garments become popular and then recede in popular favor is the change in interior finishing, Mr. Robertson declared.

While he likes the newest style of housebuilding and he doesn't object to any changes that the taste of the occupant-to-be of a house suggests, what pleases him most Mr. Robertson said is the fact that within the last year, a demand for better houses has come. Instead of the house which was considered well built twelve years ago, when a light foundation, floors of a single thickness, unboxed walls and weather-boards, nailed at the corners, were thought to be the latest word, prospective buyers must see that the walls are of a double thickness, are double floored, and single iron are at the corners before a deal will be closed.

The demand for better houses, Mr. Robertson takes as an indication that times are more prosperous. The cost of a well built house is necessarily greater and if people are willing to invest more money, then prosperity should be regarded as a reality. Mr.



Style of Home Dozen Years Ago

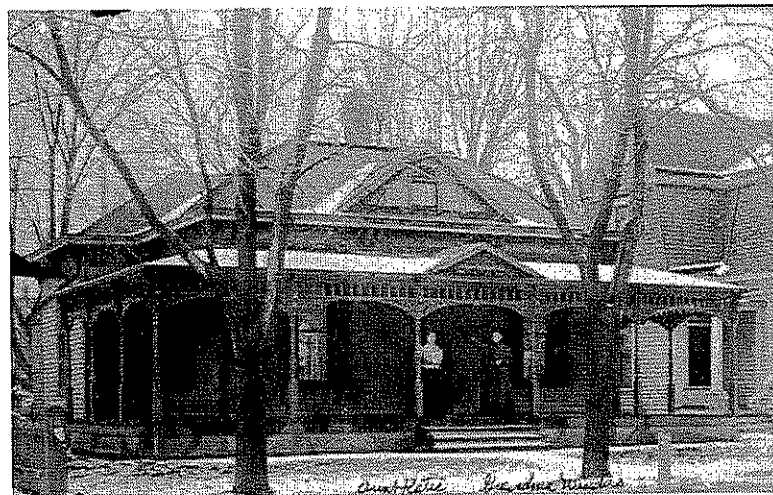
Robertson is decidedly optimistic about Wichita's future owing to the fact that within twelve years, the average cost of Wichita homes has increased from \$1,000 to about \$4,000 with a greater percent of more expensive houses being built than ever before. Fourteen homes have been erected in Wichita within a year, that cost on an average of more than \$10,000 which, according to Mr. Robertson, shows that a class of people are building houses who expect to reside in the city permanently.

Photographs of two Wichita houses, one the latest type of the California bungalow recently completed and the other, a home built twelve years ago, show the difference in architectural design. Both houses were built by the Hartford Western Land company, at a cost of \$8,500 and \$1,000 respectively.



NEW STYLE HOME

All historic photographs courtesy of Loren H. Winders



Houses built by Elias Winders, c 1886:
1045 South Topeka Avenue, c 1895 (Demolished)



1045 South Topeka Avenue, c 1929 (Contributing Structure)
Ira Winders sold original house (top) and built new bungalow on the site.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number Add'l Documentation

Page 22

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS



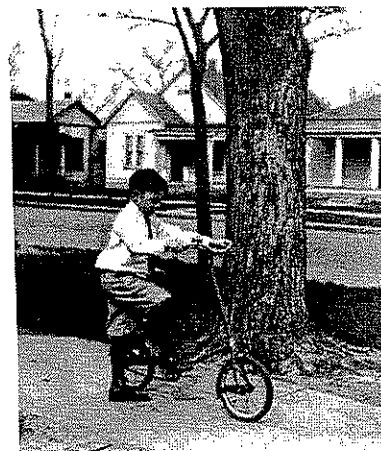
Minnie Cooper Winders, c 1912



413 E Morris Street, c 1912. First rental home of Ira and Minnie Winders (extant. Not nominated/non-contributing)



Minnie and Ira Winders with son Loren, c 1926



Loren Winders, c 1928. Looking east at house at 1040 S. Topeka (right background), later demolished for duplex.



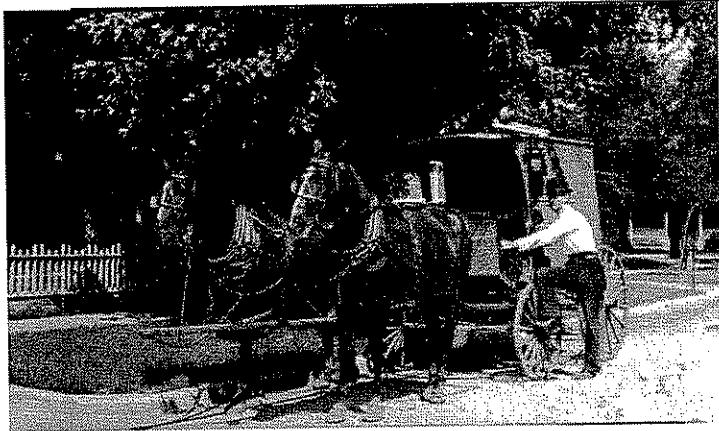
Neighborhood boys in backyard at 1045 S. Topeka, c 1930
(Background/left: Original stable, extant, non-contributing)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number Add'l Documentation Page 23

Winders Historic District
Wichita, Sedgwick Co., KS
Residential Resources of Wichita MPS



Ira Winders, delivery wagon for Wichita Wet Wash Laundry, c 1920.



Matilda and Harry Winders with employees of Wichita Wet Wash Laundry, c 1927. 412 E. Morris Street (demolished)



Loren Winders, c 1925. Looking west from 1045 S. Topeka (demolished) toward stable and commercial buildings at corner of Lawrence and Morris.



Ira Winders, delivery truck for Wichita Wet Wash Laundry, c 1925. Looking west from 412 E. Morris toward 1045 S. Topeka (demo'd.) stable, and commercial buildings at Lawrence and Morris.



Winders family and laundry employees on camping trip. 1920s



Winders family and employees at campsite. 1920s